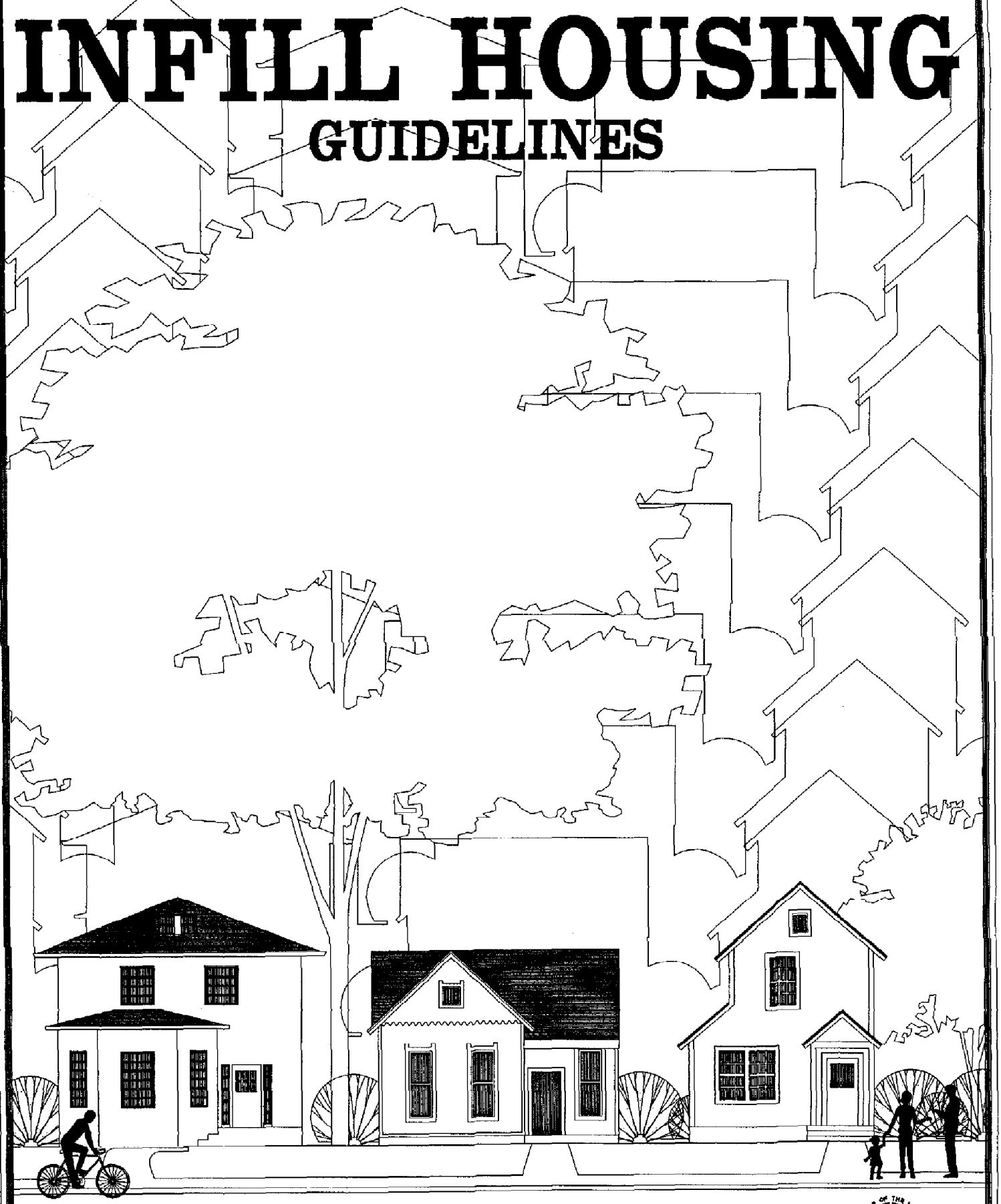
INFILL HOUSING
GUIDELINES



DEPARTMENT OF METROPOLITAN DEVELOPMENT
INDIANAPOLIS-MARION COUNTY, INDIANA

STEPHEN GOLDSMITH

INFILL HOUSING

GUIDELINES

Prepared by:

Department of Metropolitan Development

Planning Division

Indianapolis-Marion County, Indiana

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INFILL HOUSING GUIDELINES
CITY OF INDIANAPOLIS
DEPARTMENT OF METROPOLITAN DEVELOPMENT
PLANNING DIVISION

I. INTRODUCTION

The following Guidelines are suggested as minimum standards for new housing in existing neighborhoods. The Guidelines are not intended to alter standards contained in primary zoning ordinances. This information is intended to provide the basis for more thoughtful design. New housing should support the efforts of the residents of an area to build a better neighborhood. The Guidelines are intended to improve and protect the quality of housing and are directed at any proposed housing which:

A. Is in the Area of Concentration, (See Map, Appendix A). This area includes all of Center Township and neighborhoods outside Center Township which have prepared Neighborhood Plans and/or are eligible for Community Development Block Grant (CDBG) Funds. Mayor Goldsmith has set an aggressive agenda for neighborhoods. Programs related to infrastructure, private investment and social services will also contribute to improving neighborhoods.

B. Is not located in an area where aesthetic review is already required. Local Historic Districts, Hospital Districts, Planned Unit Development Districts, Commercial Special Districts, many Urban Renewal Districts, and Regional Center Districts already require review. The Guidelines will be given to the responsible agencies for their consideration when reviewing housing proposals in their jurisdictions.

C. Is located in an area where the housing stock is single-family in configuration. In general this would affect areas with mixed structures containing up to four dwelling units and would be applicable to proposed structures containing up to four units.

The reason for establishing guidelines for this type of housing is to document the values expressed by neighborhoods relative to new construction and to clarify guidelines for developers who would like to invest in existing neighborhoods. The guidelines are not intended to increase the long term cost of providing affordable housing. Housing which is safe, meets social needs of the community, is functional, and attractive will more probably have owners or tenants who respect and care for the property. The following Guidelines are intended to address those values in a cost effective way.

II. IMPLEMENTATION

STEP ONE: PREPARE A DRAFT REPORT TO BE REVIEWED BY GROUPS WHICH WOULD BE AFFECTED BY THE GUIDELINES. This report is the product of a Committee which has met on five occasions to recommend a course of action which would improve the quality of infill housing. The Committee would like for this report to be useful to both the neighborhoods and the development community. Over two hundred copies of the Preliminary Draft of this report was distributed for review.

STEP TWO: FINALIZE REPORT, TAKING IN TO CONSIDERATION COMMENTS FROM STEP ONE. The Guidelines were made available to neighborhoods, developers, not-for-profit housing organizations, and government boards and agencies. The City of Indianapolis, Metropolitan Development Commission will be asked to adopt the Guidelines as policy to guide staff when reviewing requests for rezoning or variances of use. Neighborhoods and housing organizations have been asked to consider adoption by their governing boards. The Guidelines will be distributed to serve as a communication link between neighborhoods and the development community.

STEP THREE: PROVIDE INCENTIVES IN THE TARGET NEIGHBORHOODS TO DEVELOPERS WHO CONFORM TO THE GUIDELINES. The City of Indianapolis will design a program, related to available resources, to encourage infill housing. The program might include:

Residential Tax Abatement
City administered funds related to:
  Community Development Block Grants
  HOME
  HOPE
Funds from other participating organizations:
  Indianapolis Neighborhood Housing Partnership
  Special Grants, etc.

STEP FOUR: EVALUATE EFFECTIVENESS OF PROGRAM. The Guidelines will be considered as a flexible test. If, after one year, the Guidelines have not provided the response that is desired, the issue will be reconsidered and additional strategies evaluated.

INFILL HOUSING GUIDELINES

III. AESTHETIC CONSIDERATIONS

The purpose of these guidelines is to present concepts, alternatives, and approaches which will produce design solutions that recognize the characteristics of, and bring harmony between, new and existing building in older neighborhoods. The guidelines are not meant to restrict creativity, but rather to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework, they cannot insure any particular result and consequently people may hold a wide range of opinions about the resultant designs since they are largely a factor of the designer's ability.

Citizens Neighborhood (Old Northside)

III. AESTHETIC CONSIDERATIONS (cont.)

A. SITE CONTEXT RELATIONSHIPS

Guidelines serve as an aid in designing new construction which responds sensitively to the existing context. Therefore, the most important first step in designing new construction in any neighborhood is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the neighborhood and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE. This is usually a site upon which there already exists a primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.

   Context. New construction must use the existing building as its most important, perhaps only, context.

2. ISOLATED SITE. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

   Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE. This is usually a combination of several vacant lots, often the result of previous demolition.

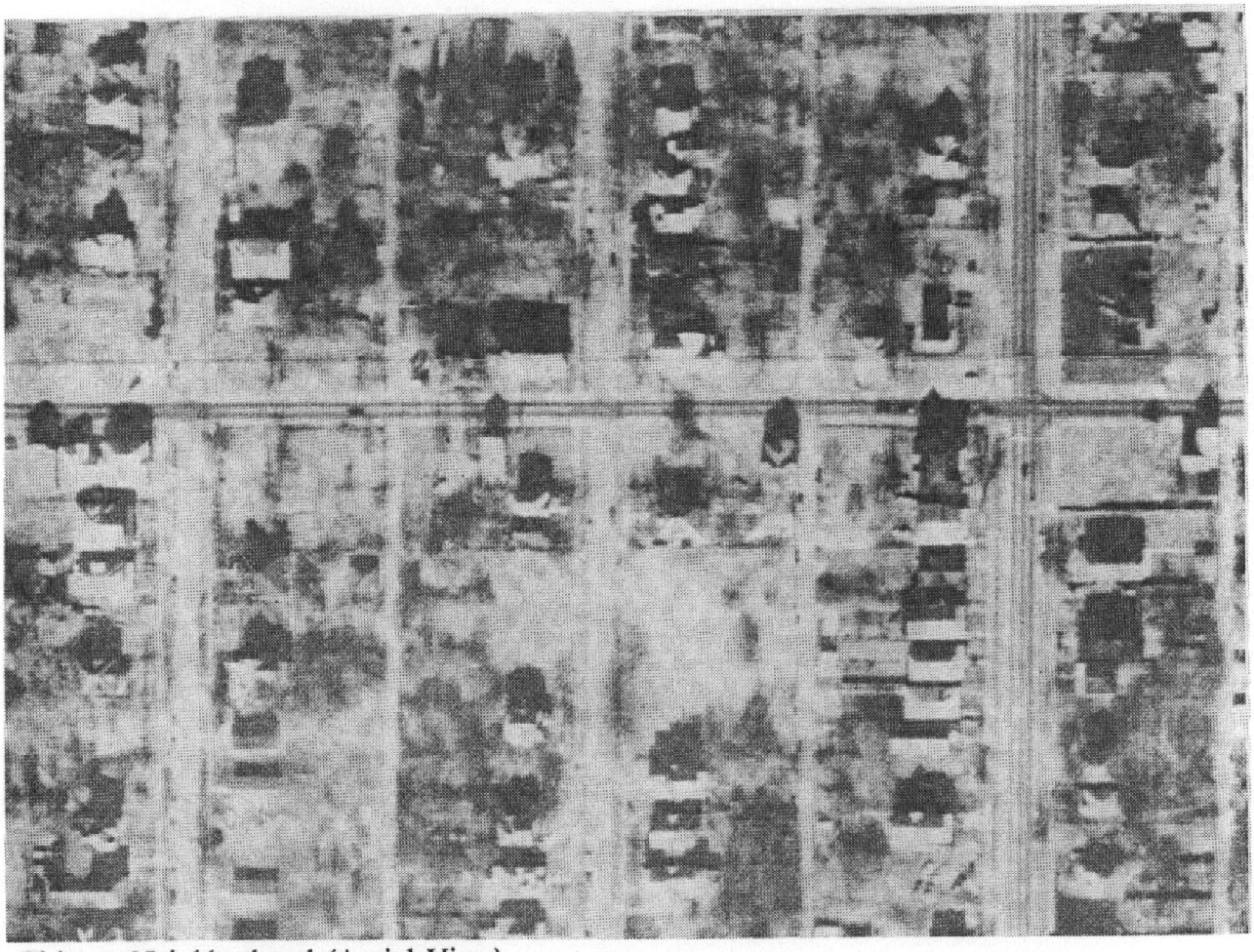
   Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

III. AESTHETICS (cont.)

A. SITE CONTEXT RELATIONSHIPS (cont.)

4. EXPANSIVE SITE. This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

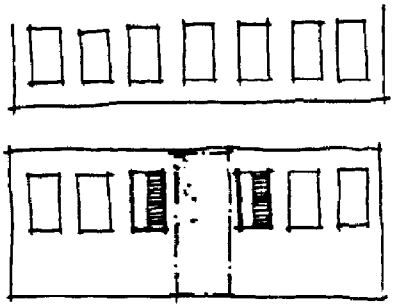
Context. The context of adjacent buildings can be weak or non-existent. In this case, the surrounding area provides the primary context, to the extent that it exists. Beyond that, the entire area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around the site, new design should be responsive to the varying degrees of contextual influence.



Citizens Neighborhood (Aerial View)

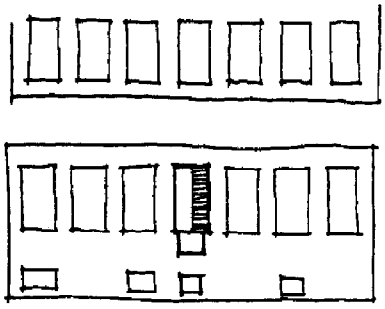
INFILL HOUSING GUIDELINES

ISOLATED SITE
NEW BUILDING ON SINGLE LOT



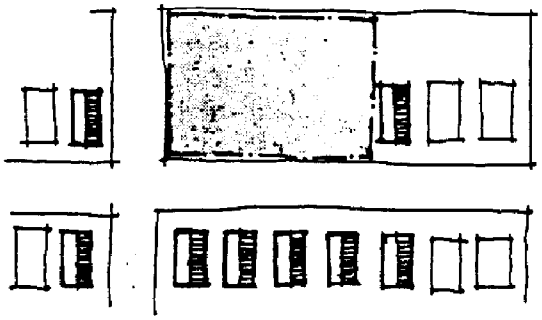
USE EXISTING BUILDING SURROUNDING THE SITE IN DETERMINING DESIGN OF NEW BUILDING

DEVELOPED SITE
ADDITION TO EXISTING BUILDING



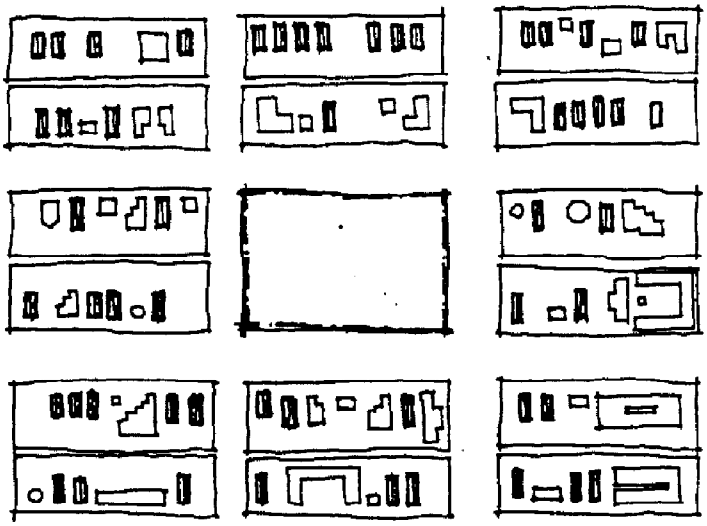
USE EXISTING BUILDING IN DETERMINING PRIMARY DESIGN OF ADDITION

LARGE SITE
NEW BUILDINGS ON SEVERAL SITES



USE EXISTING BUILDINGS SURROUNDING THE SITE IN DETERMINING DESIGN OF NEW BUILDINGS.

EXPANSIVE SITE
NEW BUILDINGS ON LARGE SITE



USE EXISTING BUILDINGS THROUGHOUT THE AREA IN DETERMINING DESIGN OF NEW BUILDINGS

INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES

The first step to take in designing new construction is to define the context within which it will exist (see section IIIA on "Context"). Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements which generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements which generally describe the architectural compatibility of a new building to its existing neighbors.

1. SETBACK: The distance a building is set back from a street.

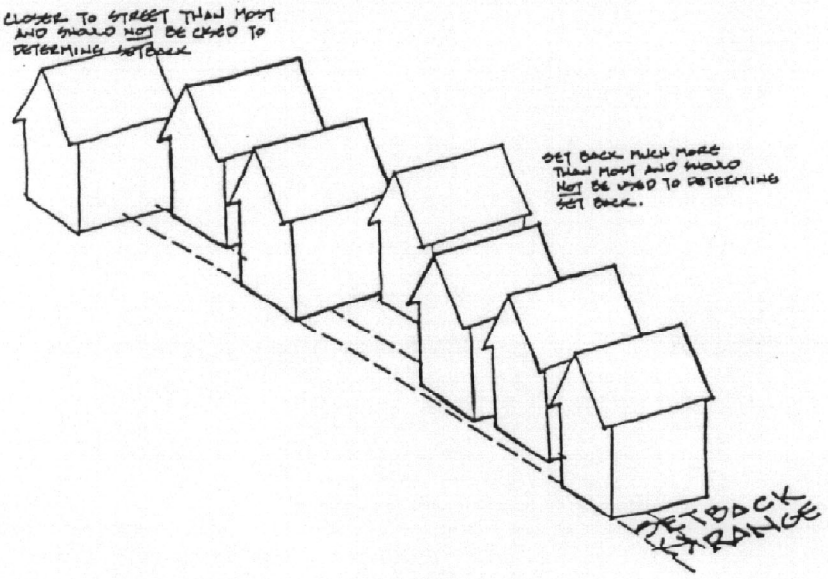
RECOMMENDED

1a. A new buildings's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints which no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.

1b. If setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.

1c. If setbacks are uniform, new construction should conform.

1d. On corner sites, the setbacks from both streets should reflect the context.



INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

2. ORIENTATION: The visually perceived direction of the front, rear and side facades of a building.

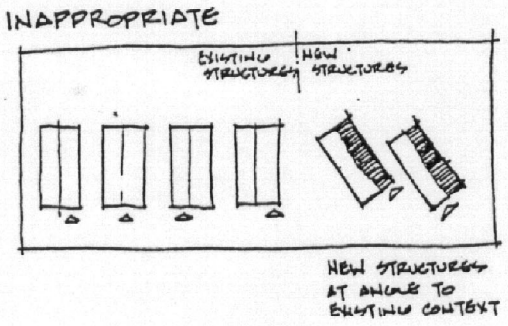
RECOMMENDED

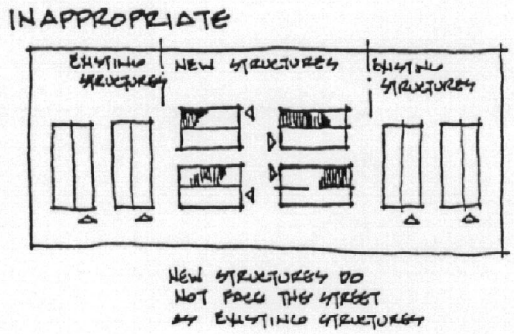
2a. New buildings should relate to the street.

NOT RECOMMENDED

2b. Avoid new buildings at angles to the street which are not characteristic within the building or neighborhood context.

2c. Avoid buildings or building groupings which turn away from the street and give the appearance that the street facade is not the front facade.





INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

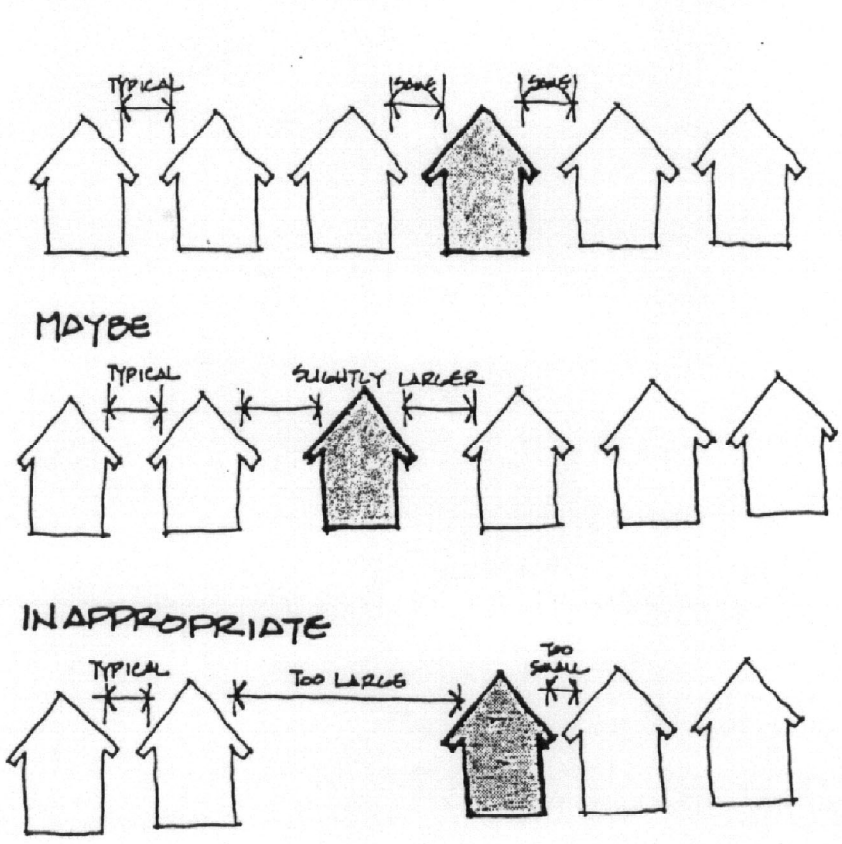
3. SPACING OF BUILDINGS: The distance between contiguous buildings along a blockface.

RECOMMENDED

3a. New construction should reflect and reinforce the character of spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

NOT RECOMMENDED

3b. Avoid the creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.



III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

4. BUILDING HEIGHTS: The actual heights of buildings and their various components as measured from the ground.

RECOMMENDED

4a. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has relatively uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the block is characterized by a variety of heights in no pattern, then the height of new construction can vary from the lowest to highest on the block.

4b. On expansive sites where greater heights might be appropriate, consider a stepping up of heights where the street context suggests lower buildings.

4c. Cornice height can be as important as overall building height and where there is uniformity, should conform with contiguous buildings in a similar manner.

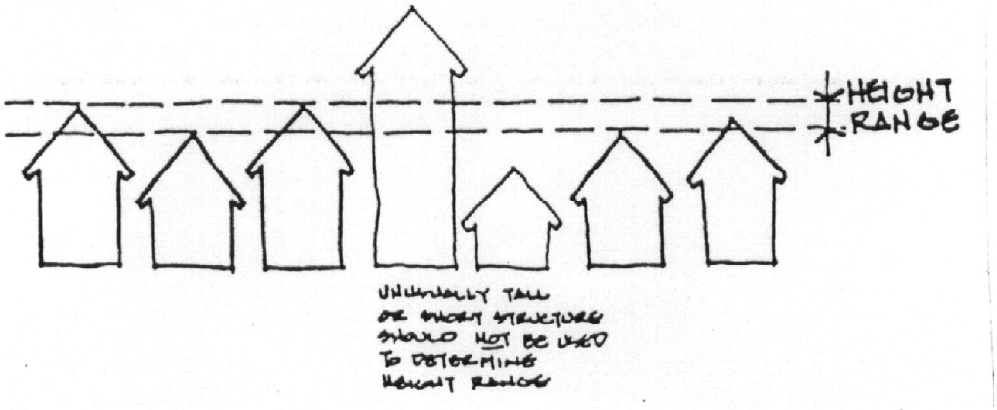
4d. New construction at the end of a block should take into account building heights on adjacent blocks.

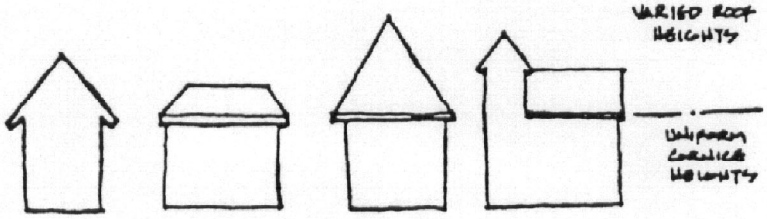
4e. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger area context should be assessed.

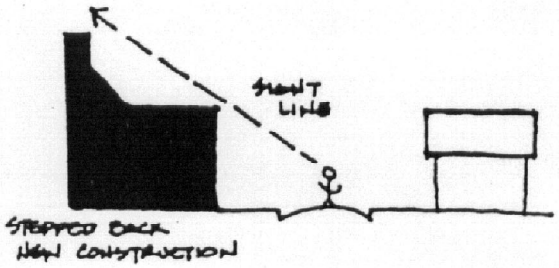
4f. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.

NOT RECOMMENDED

4g. Avoid any building height that appears either diminutive or over scale in relation to its context.


HEIGHT
RANGE
UNUSUALLY TALL
OR SHORT STRUCTURES
SHOULD NOT BE USED
TO DETERMINE
HEIGHT RANGE


VARIED ROOF
HEIGHTS
UNIFORM
CORNICE
HEIGHTS


SIGHT
LINE
STEPPED BACK
NEW CONSTRUCTION

INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

5. BUILDING OUTLINE: The silhouette of a building as seen from the street.

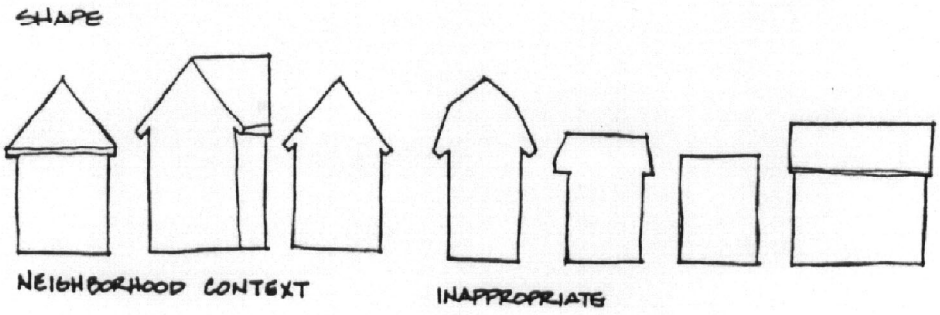
RECOMMENDED

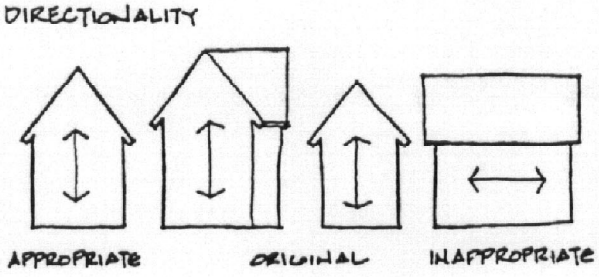
5a. The basic outline of a new building should reflect building outlines typical of the area.

5b. The outline of new construction should reflect the directional expression characteristic of the existing buildings in its context.

NOT RECOMMENDED

5c. Avoid roof shapes which create uncharacteristic shapes, slopes and patterns.





INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

6. MASS: The three dimensional outline of a building.

RECOMMENDED

6a. The total mass of a new building should be compatible with surrounding buildings.

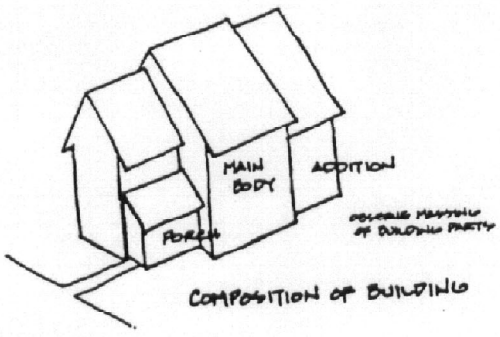
6b. The massing of the various parts of a new building should be characteristic of surrounding buildings.

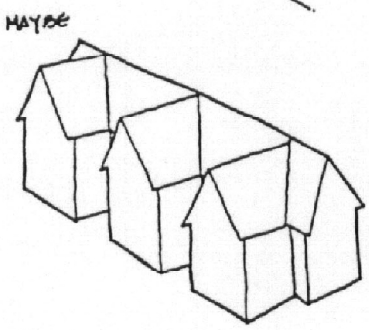
6c. If the context suggests a building with a large mass (ie; surrounding houses are large with 4-6,000 square feet) but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.

6d. A larger than typical mass might be appropriate if it is broken into elements which are visually compatible with the mass of the surrounding buildings.

NOT RECOMMENDED

6e. Avoid near total coverage of a site unless doing so is compatible with the surrounding context.





INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

7. STYLE AND DESIGN: The creative and aesthetic expression of the designer.

RECOMMENDED

7a. No specific styles are recommended. Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.

7b. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character defining elements such as chimneys, dormer, gables, overhanging eaves, and porches.

NOT RECOMMENDED

7c. Avoid the literal imitation of historic styles. New construction will eventually be seen as a part of the neighborhood's evolving history and should be read as a product of its own time.

7d. Avoid the adoption of, or borrowing from styles, motifs or details of a period other than that of the neighborhood.

INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

8. FENESTRATION: The arrangement, proportions, and design of windows, doors, and openings.

RECOMMENDED

8a. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding buildings.

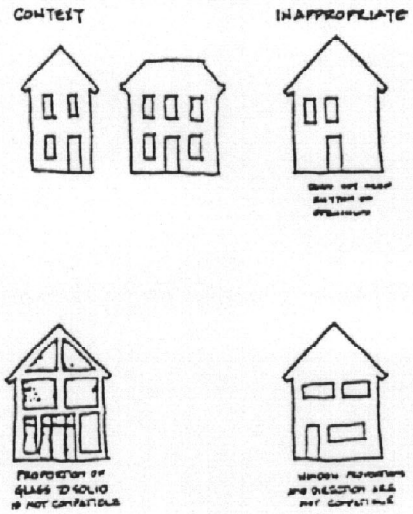
8b. Windows and doors should be arranged on the buildings so as not to conflict with the basic fenestration pattern in the area.

8c. The basic proportion of glass to solid which is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED

8d. Avoid window openings which conflict with the proportions and directionality of those typically found on surrounding buildings.

8e. Avoid window pane patterns which conflict with those on surrounding buildings.



INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

9. FOUNDATION: All buildings sit on a foundation. The way in which that is visually expressed is a design feature which can effect compatibility.

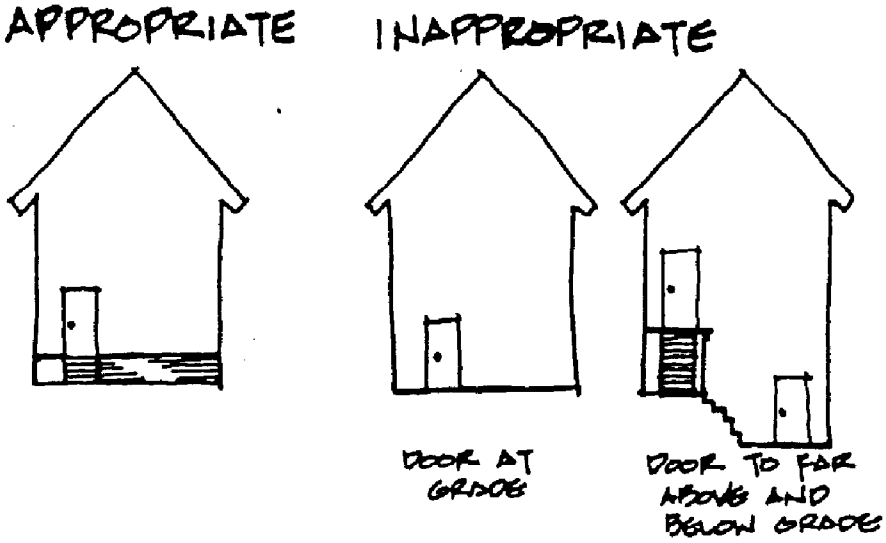
RECOMMENDED

9a. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED

9b. Avoid high walk-ups if surrounding buildings are cottages raised only two or three steps off the ground.

9c. Avoid designs which appear to hug the ground if surrounding buildings are raised on high foundations.



INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

10. ENTRY: The actual and visually perceived approach and entrance to a building.

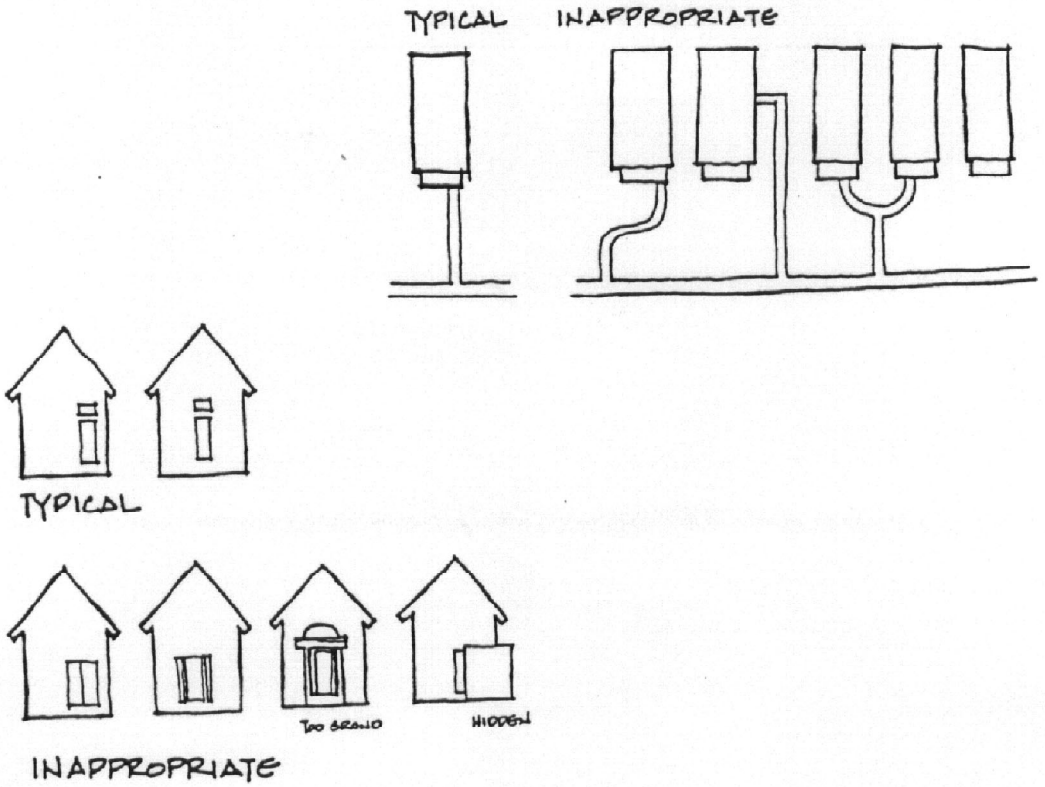
RECOMMENDED

10a. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry which is expressed by surrounding buildings.

NOT RECOMMENDED

10b. Avoid entrances which are hidden, obscured, ambiguous, or missing.

10c. Avoid designing approaches to buildings which are uncharacteristic within the site's context.



INFILL HOUSING GUIDELINES

III. AESTHETICS (cont.)

B. PRIMARY STRUCTURES (cont.)

11. MATERIALS: The visual, structural, and performance characteristics of the materials visible on a building exterior.

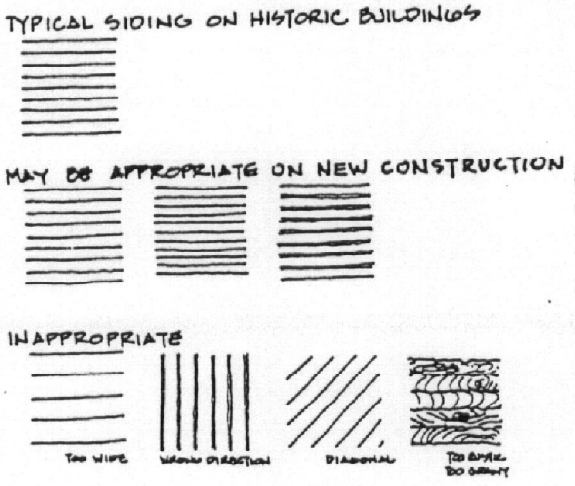
RECOMMENDED

11a. The dimensions, textures and patterns of building materials should not conflict with those found on buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.

11b. Natural materials are encouraged although modern materials may be considered provided they appear and perform like natural materials.

NOT RECOMMENDED

11c. Avoid the application of salvaged brick, old clapboard siding, barn siding or any other recycled materials on the exterior of new construction. The use of new compatible material is preferable.



Midtown (Ransom Place Neighborhood)

III. AESTHETICS (cont.)

C. ADDITIONS AND ACCESSORY STRUCTURES

When designing a new addition to a building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to /new construction of primary structures (see last section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with a existing building in this case. The following guidelines are specific to additions and accessory buildings or are particularly important when undertaking such a project.

RECOMMENDED

1. Accessory buildings should be located behind the existing building unless there is a precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.

2. Additions should be located away from the front facade and at the rear.

3. The scale, height, size, and mass should relate to the existing building and not over power it.

NOT RECOMMENDED

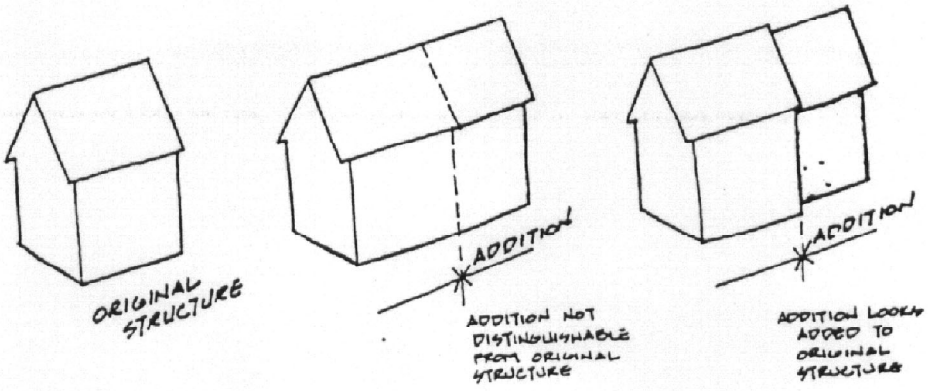
4. Do not obscure significant architectural detailing with new additions.

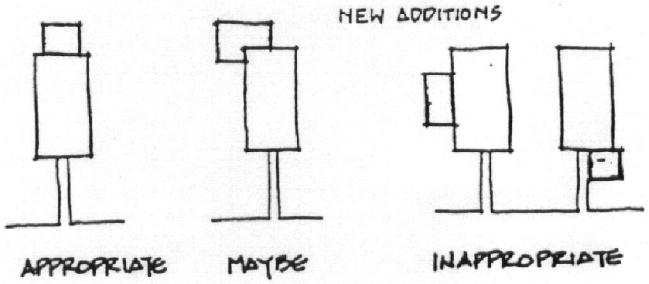
5. Avoid altering the roof line of an existing building in a manner which affects its character.

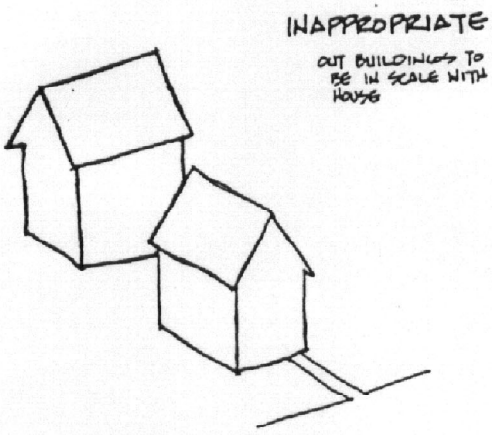
6. Avoid additions near the front facade and at the side.

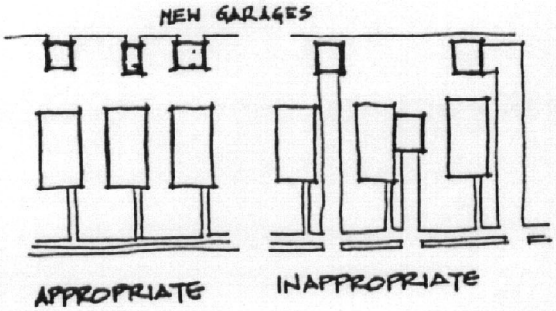
7. Avoid blocking the light to adjacent buildings.

INFILL HOUSING GUIDELINES









III. AESTHETICS (cont.)

D. IDENTITY/VARIETY: Many existing neighborhoods in Indianapolis have a variety of housing types and styles, or; the natural tendency to customize by landscaping, enclosing porches, adding porches, etc. has created neighborhoods which are composed of houses which are easily distinguished from one another. New houses of the same design, when they are in close proximity to one another, should be varied in: (1) detail, (2) form, (3) materials, (4) landscaping and/or (5) color to be easily distinguishable from one another. This desire for variety should not diminish the need to have new housing fit into the context of the neighborhood as described in previous sections.

Midtown (Ransom Place Neighborhood)

INFILL HOUSING GUIDELINES

IV. SITE DEVELOPMENT

A. FUNCTIONAL CONSIDERATIONS: New housing often is developed without regard to how it provides for the owner or renters site related needs. This lack of attention can detract from the neighborhood and create tension between neighbors.

1. PARKING: Most lots in older neighborhoods are not wide enough to allow front driveways. Most lots have alleys to the rear which were originally designed for garages, trash removal, etc. but which are often too narrow, poorly maintained and not well lighted. It is important to reverse this condition by setting a good example with new development. TWO ON SITE PAVED PARKING SPACES (OR GARAGE OR CARPORT) WHICH ARE ORIENTED TO IMPROVE ALLEY CIRCULATION AND ARE WELL LIGHTED SHOULD BE PROVIDED.

2. EXPANSION: Single family houses should be designed to be easily expanded. As families grow in size and family income rises, home owners should be able to add on or upgrade their houses. This can be achieved by providing attic space which is convertible to living space or by designing the house to accommodate an addition (usually to the rear). FOR HOME OWNERSHIP UNITS, PLANS ILLUSTRATING POSSIBLE FUTURE EXPANSIONS SHOULD BE PROVIDED.

3. GARDENS/WATER: A person's sense of ownership and pride in their property can be enhanced by providing space to grow vegetables, flowers, etc. A REAR YARD AREA, WITH GOOD SUNLIGHT AND ACCESS TO HOSE BIB, FOR GARDENING SHOULD BE DESIGNATED.

4. OUTDOOR STORAGE: Every owner or renter needs a secure area to store yard equipment, surplus items, and automobile related items. AN ENCLOSED OUTDOOR STORAGE AREA SHOULD BE PROVIDED IF THE HOUSE HAS NO GARAGE (48 SQ. FT. IS RECOMMENDED).

5. PLAY AREA: Young children need an easily supervised area in which to play. A REAR OR SIDE YARD AREA FOR PLAY EQUIPMENT SHOULD BE DESIGNATED.

6. PATIO: Most people need an exterior paved area for recreational purposes and/or for outside projects. A PAVED OUTDOOR PATIO, DECK, OR REAR PORCH SHOULD BE PROVIDED (80 SQ. FT. IS RECOMMENDED).

INFILL HOUSING GUIDELINES

IV. SITE DEVELOPMENT (cont.)

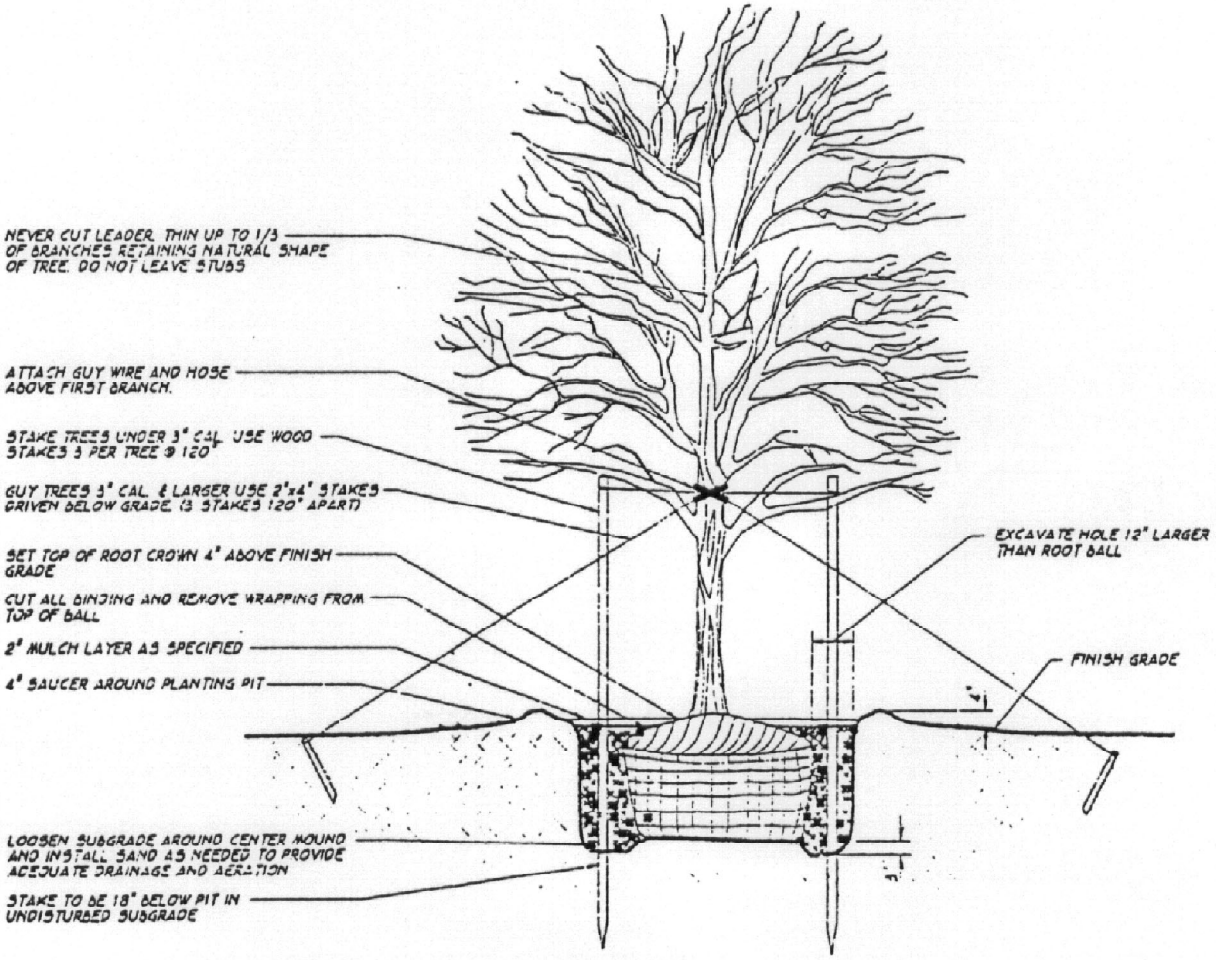
B. LANDSCAPING: Well designed landscaping can improve the appearance, value, and energy efficiency of a house.

1. FRONT YARD: Acceptable shade trees include: Red Maple, White Ash, seedless varieties of Green Ash, Linden, and Zelkova. (Avoid: Silver Maple, Catalpa, Poplars and fruit bearing trees.) Acceptable ornamental trees include: Redbuds, Crabapples, Flowering Pears, and Dogwoods. ONE 2"-3" CALIPER SHADE TREE AND ONE 1"-2" CALIPER ORNAMENTAL TREE IN FRONT YARD IS RECOMMENDED. ACCEPTABLE EXISTING TREES MAY BE SUBSTITUTED. (See Appendix "B" for a full list of plant materials.)

2. EXISTING TREES: Developers and owners are encouraged to protect and retain existing healthy trees. Existing trees should have all dead wood pruned out. Existing trees should not be "topped". Remove all Tree of Heaven and Mulberry.

3. LANDSCAPE DESIGN: Trees should be located to shade roof areas in summer, not interfere with power lines, and not shade vegetable garden areas. Shrubs which would block views and reduce safety are not encouraged. Low maintenance ground covers on sloped lawn areas are encouraged. Fences, retaining walls, slope protection, etc. should be simple and sensitively designed.

4. REAR YARDS: The utility of the rear yard (when the lot is small) can be reduced by shade trees. Use thinly leafed shade trees in alternate yards. It is desirable to have patio areas shaded for a part of the day. The transition of the rear yard from "garden" to "garage" can be improved by the use of low shrubs to create an edge.



SHADE TREE PLANTING DETAIL

NOT TO SCALE

IV. SITE DEVELOPMENT (cont.)

C. SAFETY: There are many cost effective ways to improve security and protect property.

1. NATURAL SURVEILLANCE: The housing site can be divided into areas which reflect how the site is most likely to be used. If the designer controls which areas of the site are Public, Semi-public, Semi-Private and Private, then lighting, fencing and landscaping can improve the residents ability to maintain and control their property. The following features can allow a person to supervise his or her own property and their neighbors:

1a. Orient front door so that entry can be viewed from window in living room. Front door should be solid and a deadbolt provided.

1b. Provide clear views from house to parking area(s).

1c. Provide side windows in rooms to front of house to allow clear views into neighboring yards. Vary setbacks to allow more direct views of streets, yards, etc.

1d. Provide front porches and windows facing the street.

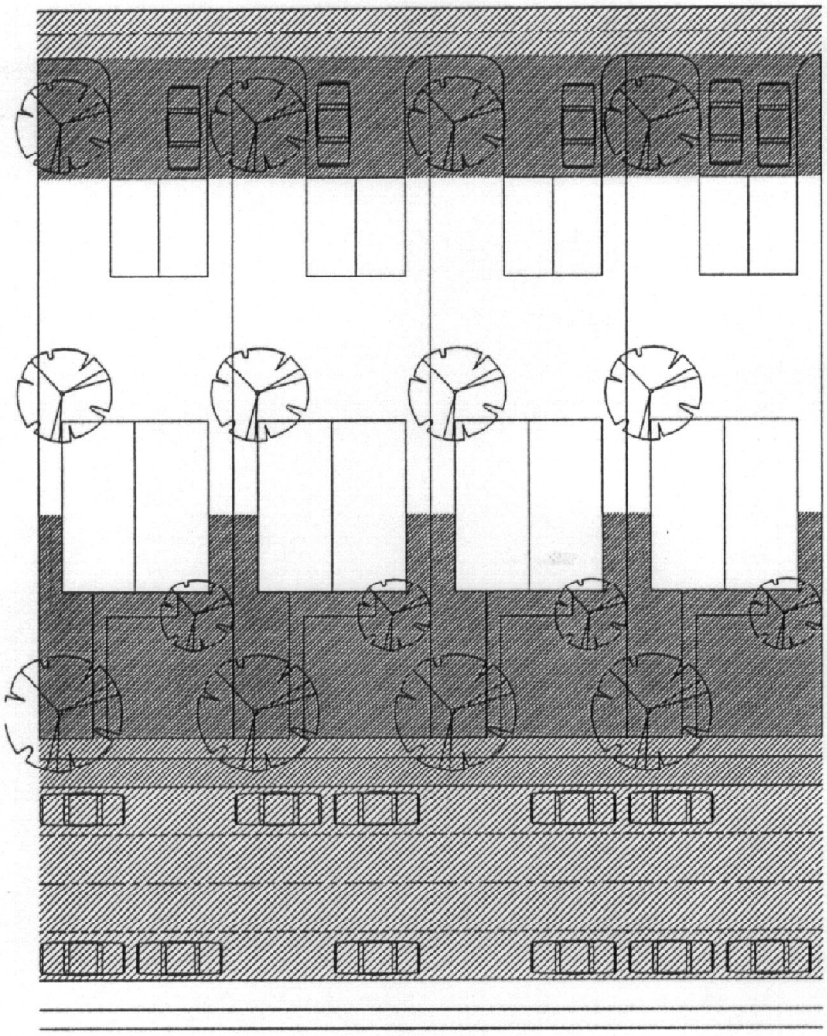
2. FENCES: In general, concepts of "natural surveillance" do not work as well with rear yards. Many people value privacy as well as safety. Fences should be designed to: (1) reduce the potential of people taking "short cuts", (2) screen views from neighboring houses, (3) protect children, contain pets, protect gardens, and (4) keep important security views open. Front yards should have only transparent, ornamental or no fencing.

3. LIGHTING Outdoor lighting which allows supervision of front door, side yards, rear yard, garage and alley is encouraged. Motion and solar sensors can add to the effectiveness of lighting. THE FOLLOWING MINIMUM LIGHTING SHOULD BE PROVIDED:

3a. TWO PORCH LIGHTS AT FRONT ENTRY.

3b. ONE REAR YARD FLOOD LIGHT

3c. EXTERIOR AND INTERIOR GARAGE LIGHT



PUBLIC
Alley Right-of-way

SEMI-PRIVATE
Drive way and areas which are not fenced.

PRIVATE
House, Garage, and areas which are fenced

SEMI-PRIVATE
Front Yard and Porch

SEMI-PUBLIC
Sidewalk and Green Strip

PUBLIC
Street

FUNCTIONAL CHARACTERISTICS OF SINGLE FAMILY SITES

V. SUMMARY

Some of the items listed above are already provided by the typical developer. The Guidelines are intended to improve the chances that new development will contribute positively to a neighborhood.

Near North/Fall Creek (Meridian Highland Neighborhood)

Elected Officials

Stephen Goldsmith, *Mayor*

City-County Councillors and Districts

Gordon Gilmer, 1
William Schneider, 3
Linda Beadling, 5
Stuart Rhodes, 7
Monroe Gray, 9
Rozelle Boyd, 11
Cory O'Dell, 13
Mary B. Moriarty, 15
Jeff Golc, 17
Kenneth Giffin, 19
Frank T. Short, 21
David Smith, 23
Dr. Philip Borst, 25
Ron Franklin, AL
Stephen R. West, AL

Dr. Beurt SerVaas, 2
William Dowden, 4
Elwood E. Black, 6
Randy Shambaugh, 8
Paul Jones, 10
Betty Ruhmkorff, 12
Z. Mae Jimison, 14
Maggie Brents, 16
Phillip Hinkle, 18
Timothy M. Mullin, 20
Susan Williams, 22
Beulah Coughenour, 24
Carlton E. Curry, AL
W. Tobin McClamroch, AL

Metropolitan Development Commission

Walt Niemczura, President
James J. Curtis, Sr.
Dorothy Miller
Michael Rodman
Randolph L. Snyder

William R. Brown
Jack Hall, M.D.
Mary Ann Mills
Julie P. Scott

INFILL HOUSING COMMITTEE:

David Andrichik, AIA
Terry Bradbury, AIA
David Cooke
Jose Cuevas
Anna Waggoner, AIA

Walter Blackburn, FAIA
Rodney Bynum
William S. Connor
Stan Mendelsohn, ARIBA

Project Coordination

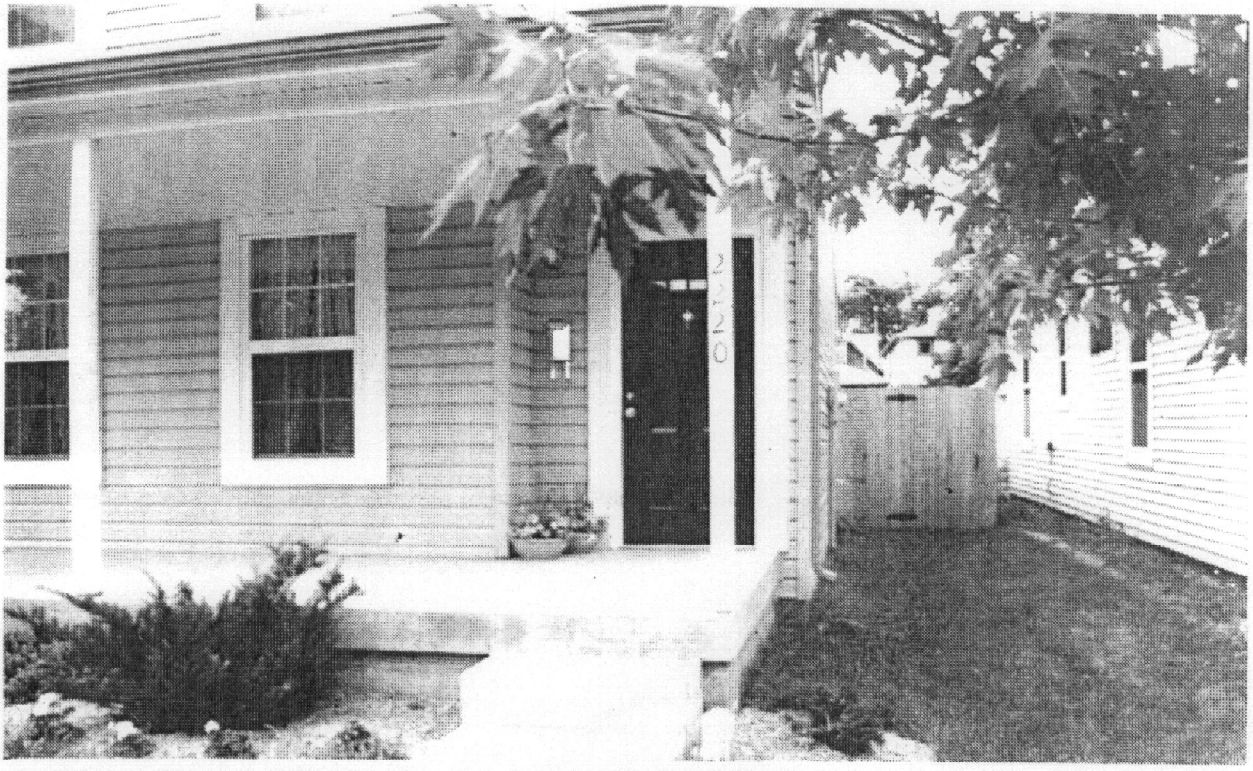
Nancy Silvers, *Deputy Mayor*

Dan Koslowski, *Director, Department of Metropolitan Development*
David Kingen, Neighborhood Specialist
David Baker, Indianapolis Historic Preservation Commission
Gary Merritt, Consultant

Jon Meeks, *Administrator, DMD, Planning Division*
Robert Wilch, RA, Principal Planner
Phil Pettit, Drafting Superintendent
Harold Rominger, AIA, AICP, Consultant

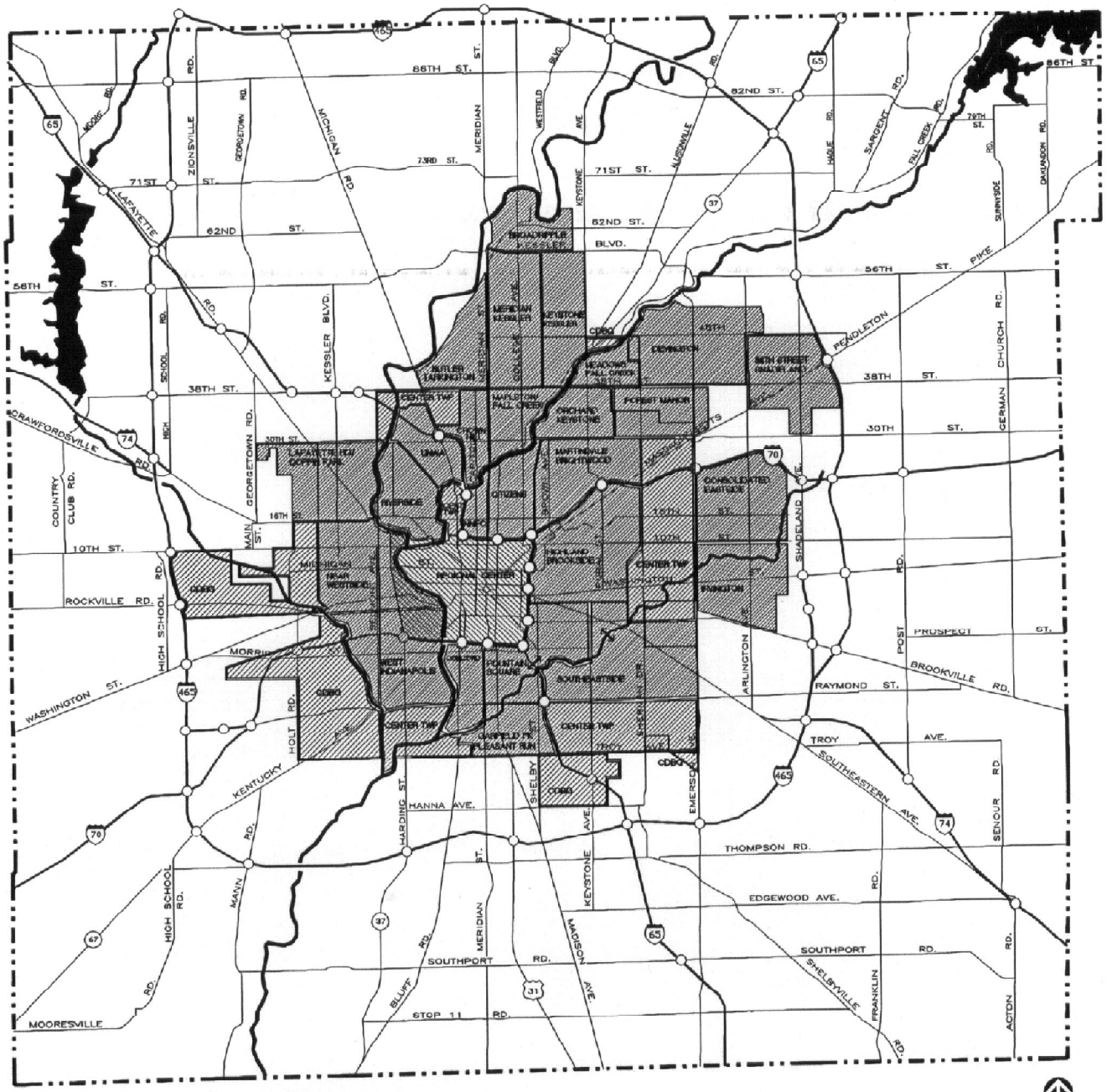
Keith Holdsworth, ASLA, Senior Planner
Darrell Walton, Draftsman
Carole Wilburn, Secretary

Highland-Brookside (Michigan Street)



Near North/Fall Creek (Meridian Highland Neighborhood)

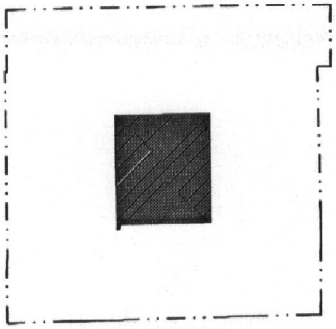
APPENDIX "A"



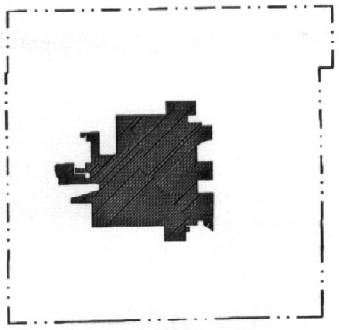
INDIANAPOLIS, MARION COUNTY, INDIANA

AREA OF CONCENTRATION FOR INFILL HOUSING GUIDELINES

NEIGHBORHOOD PLANNING AREAS



CENTER TOWNSHIP



COMMUNITY DEVELOPMENT BLOCK GRANTS

CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
JUNE 2, 1993

STEPHEN GOLDSMITH

INFILL HOUSING GUIDELINES

Citizens Neighborhood (Old Northside)

APPENDIX B

RECOMMENDED STREET TREES

TYPICAL SIZE AT TIME OF PLANTING: 2 1/2 INCH CALIPER

BOTANICAL NAME	COMMON NAME	BEST CULTIVARS	HEIGHT (FEET)
Acer platanoides	Norway Maple	'Cleveland'	40
		'Emerald Queen'	50
		'Parkway Maple'	40
		'Summershade'	45
		'Superform'	45
Acer rubrum	Red Maple	'Autumn Flame'	35
		'Bowhall Maple'	45
		'Red Sunset'	45
		'Scarlet Sentinel'	40
Carpinus betulus	European Hornbeam	'Fastigiata'	35
Celtis laevigata	Sugar Hackberry	'All Season'	40
Celtis occidentalis	Common Hackberry	'Prairie Pride'	40
Cercidiphyllum japonicum	Katsura-tree		45
Corylus colurna	Turkish Filbert		50
Eucommia ulmoides	Hardy Rubber-tree		50
Fraxinus americana	White Ash	'Autumn Applause'	40
		'Autumn Purple'	45
		'Champaign County'	45
		'Rosehill'	50
		'Skyline'	45
Fraxinus pennsylvanica	Green Ash	'Marshall Seedless'	50
		'Newport'	55
		'Patmore'	45
		'Summit'	45
		'Urbanite'	50
Ginkgo biloba (male only)	Ginkgo	'Lakeview'	45
		'Princeton Sentry'	60
Pyrus calleryana	Callery Pear	'Aristocrat'	40
		'Redspire'	35

RECOMMENDED STREET TREES

CONTINUED

BOTANICAL NAME	COMMON NAME	BEST CULTIVARS	HEIGHT (FEET)
Quercus coccinea	Scarlet Oak		60
Quercus rubra	Red Oak		65
Quercus shumardii	Shumard Oak		50
Sophora japonica	Japanese Pagoda-tree	'Regent'	50
Tilia americana	American Linden	'Redmond'	35
Tilia cordata	Littleleaf Linden	'Chancellor'	35
		'Glenleven'	45
		'Greenspire'	40
Tilia x euchlora	Crimean Linden		45
Tilia tomentosa	Silver Linden	'Sterling'	45
Ulmus parvifolia	Lacebark Elm		50
Zelkova serrata	Japanese Zelkova	'Green Vase'	50
		'Village Green'	45

RECOMMENDED ORNAMENTAL TREES

SUGGESTED USE NEAR OVERHEAD WIRES

TYPICAL SIZE AT TIME OF PLANTING: 1 1/2 INCH CALIPER

BOTANICAL NAME	COMMON NAME	BEST CULTIVARS	HEIGHT (FEET)	SPREAD (FEET)
Acer campestre	Hedge Maple	'Queen Elizabeth'	35	30
Acer ginnala	Amur Maple	'Flame'	20	20
Crataegus crusgalli inermis	Thornless Cockspur Hawthorn	'Crusader'	15	15
Crataegus crusgalli x phaenopyrum	Vaughn Hawthorn	'Vaughn'	30	30
Crataegus phaenopyrum	Washington Hawthorn		30	25
Crataegus viridis	Green Hawthorn	'Winter King'	20	25
Koelreuteria paniculata	Goldern Raintree		35	30
Malus species	Flowering Crabapple	'Adams'	20	20
		'American Beauty'	20	15
		'Centurion'	25	20
		'David'	12	12
		'Donald Wyman'	20	20
		'Harvest Gold'	20	15
		'Indian Summer'	18	18
		'Madonna'	18	10
		'Ormiston Roy'	20	25
		'Prairifire'	20	15
		'Robinson'	25	25
		'Sentinel'	18	12
		'Sugar Tyme'	18	15
Syringa reticulata	Tree Lilac	'Ivory Silk'	25	15
		'Summer Snow'	20	15

RECOMMENDED LOW SHRUBS

TYPICAL SIZE AT TIME OF PLANTING: 18 TO 24 INCHES HIGH

BOTANICAL NAME	COMMON NAME	BEST CULTIVARS	SHRUB HEIGHT (FEET)	SHRUB SPREAD (FEET)
Berberis thunbergii var atropurpurea	Crimson Pygmy Barberry	'Nana'	2	2 - 3
Berberis thunbergii	Kobold Barberry	'Kobold'	1 - 2	2 - 3
Juniperus chinensis	Kallays Juniper	'Kallays Compacta'	2 - 3	6
Juniperus chinensis pfitzeriana	Nick's Compact Juniper	'Nick's Compacta'	1 - 2	4 - 6
	San Jose Juniper	'San Jose'	1 - 2	6 - 8
J. ch. pfitzeriana var. sargentii	Green Sargent Juniper	'Viridis'	1 - 2	7 - 9
Juniperus horizontalis plumosa	Compact Andorra	'Compacta'	2	4 - 6
	Youngstown Juniper	'Youngstown'	1 - 2	5 - 6
Juniperus sabina	Broadmoor Juniper	'Broadmoor'	2 - 3	8 - 10
	Buffalo Juniper	'Buffalo'	1 - 2	6 - 8
	Tam's Juniper	'Tamariscifolia'	1 - 2	8 - 10
Ribes alpinum	Green Mound Current	'Green Mound'	2 - 3	2 - 3
Spiraea x bumalda	Anthony Waterer	'Anthony Waterer'	2 - 4	3 - 5
Taxus x media	Everlow Yew	'Everlow'	1 - 2	4 - 5